

## Blanco Office Park

is a **7-building**, **40,500 SF** professional office park located in North Central San Antonio, less than a mile from Loop 1604.

This newly constructed office park features a variety of building sizes to accommodate **users of all natures.** 

With wooded views surrounding the property, Blanco Office Park is **an oasis with proximity** to all of San Antonio.





## Site Plan (Click to view floorplan)

1 Building 1 - 3,936 SF

Suite 101: 1,948 SF Suite 102: 1,988 SF

- <u>Building 2 3,936 SF (Sold)</u>
- Building 3 (5,222 SF)
  Suite 301: 2,148 SF
  Suite 302: 3,074 SF
- 4 Building 4 (7,181 SF)

Suite 401: 2,632 SF Suite 402: 4,549 SF **Building 5 (7,972 SF)** 

6 Building 6 (9,250 SF)

Suite 601: 2,053 SF

Suite 602: 2,572 SF Suite 603: 2,053 SF

Suite 604: 2,572 SF

**Building 7 (3,921 SF)** 

Suite 701: 2,132 SF

Suite 702: 1,789 SF



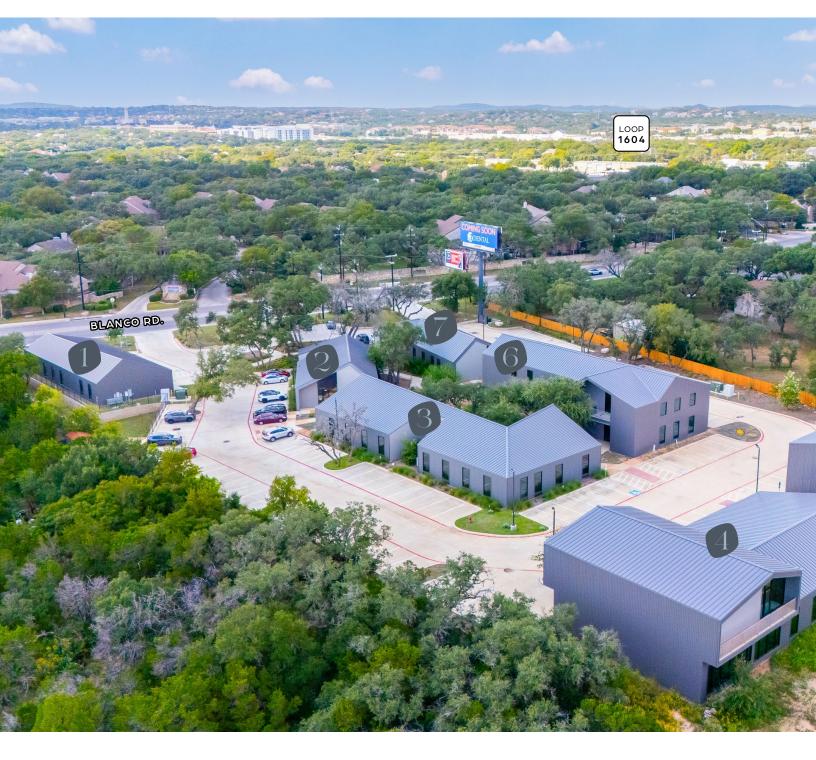


- Shell condition, ready for **custom finish out**
- Contact Broker for lease and sale pricing
- Signage available along Blanco Rd.









## Demographics (Within 3 Miles)

Total Population: 74,076

Avg. Household Income: \$142,962

Unemployment Rate: 2.7%

Housing Units: **34,613** 

Median Age: 41.4

White Collar Employment: 82.2%

Houses Owner Occupied: 55.3%

















## Drive Times (In Minutes)

2 to Loop 1604

9 to US 281

12 to Loop 410

6 to Wurzbach Pkwy



to I-10



